

**CITY OF MORGAN HILL
SPECIAL CITY COUNCIL AND
JOINT REGULAR CITY COUNCIL AND
REDEVELOPMENT AGENCY MEETING
MINUTES – JUNE 23, 2010**

CALL TO ORDER

Mayor/Chair Tate called the Special City Council meeting and the Joint Regular City Council and Redevelopment Agency meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Present: Council Members: Carr, Lee, Librers, Sellers, Tate
Absent: Council Members: None

DECLARATION OF POSTING OF AGENDA

Deputy City Clerk McVay certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS / INTRODUCTIONS

CITY COUNCIL REPORTS

Council Member Librers reported on her attendance at a League of Cities dinner, and the information presented related to sharing services between communities and organizations and that this is the path being taken by many agencies.

CITY MANAGER'S REPORT

City Manager Tewes spoke of the pollution for the Gulf of Mexico and invited Morgan Hill residents to volunteer with keeping Morgan Hill clean by marking storm drains and directed the community to the City's website and the Environmental Services Department.

City Manager Tewes acknowledged contributions made by Environmental Coordinator Fotu to the City sharing that she has accepted a position with the City of Menlo Park.

CITY ATTORNEY'S REPORT

None to report.

OTHER REPORTS

None to report.

PUBLIC COMMENT

None requested.

City Council and Redevelopment Agency Action **ADOPTION OF AGENDA**

Mayor/Chair Tate announced that there were no changes to the Agenda.

Action: *On a motion by Council/Agency Member Sellers and seconded by Council/Agency Member Lee Adopting the Agenda as posted. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

City Council Action **CONSENT CALENDAR:**

Council Member Lee announced that she has a conflict on City Council Agenda Item 1 because she lives within the project area.

Action: *On a motion by Council/Agency Member Sellers and seconded by Council/Agency Member Carr Approving the City Council and Redevelopment Agency Consent Calendar Items 1 through 4 with Council Member Lee recusing herself from Regular City Council Item 1 and approving special City Council Consent Calendar Item 1. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

1. **Award of Safe Routes to Schools Improvements Project**
Recommended Action(s): (Lee Recused)
 1. **Approving** project plans and specifications; and
 2. **Awarding** contract to Chrisp Company of Fremont, California, for the construction of the Safe Routes to Schools Improvement Project #551008 in the amount of \$114,990; and
 3. **Authorizing** expenditure of construction contingency funds not to exceed \$11,499.
2. **Acceptance of Butterfield Oak Grove Project**
Recommended Action(s):
 1. **Accepting** as complete the Butterfield Oak Grove Project in the final amount of \$166,055; and
 2. **Directing** the City Clerk to file the attached Notice of Completion with the County Recorder's Office.
3. **Approval of Memorandum of Understanding with American Federation of State, County and Municipal Employees, Local 101 (AFSCME)**
Recommended Action(s): **Approving** amended Memorandum of Understanding (MOU) with AFSCME effective July 1, 2010 – June 30, 2013.

Redevelopment Agency Action

CONSENT CALENDAR:

4. **Contract with Smith-Wagle Commercial Management, Inc. for Property Management Services**

Recommended Action(s): **Authorizing** Executive Director to do everything necessary and appropriate to prepare, execute and implement agreement including minor modifications as needed subject to City Attorney review and approval with Smith-Wagle Commercial Management, Inc. for property management services.

City Council Action

SPECIAL CITY COUNCIL MEETING CONSENT CALENDAR ITEM

1. **Agreement with Associated Right of Way Services, Inc. for Acquisition, Appraisal and Relocation Services**

Recommended Action(s): **Authorizing** the City Manager to execute a consultant agreement in an amount not to exceed \$350,000 for professional services on property acquisitions for various capital improvement and redevelopment projects subject to City Attorney approval.

The City Council acted on Special City Council Item 1 by a vote of 5-0 as part of the Regular City Council Consent Calendar Items concurrently with the Regular City Council agenda items.

Redevelopment Agency Action

OTHER BUSINESS:

5. **Status Update on Existing Granada Theater Building**

Recommended Action(s): (Supplemental filed)

Receive and file a report, and, as appropriate, provide direction to staff on any adjustments to current Agency policy concerning the existing Granada Theater building.

Assistant to the City Manager Heindel presented the staff report and provided information from the supplemental documentation provided (Presentation filed).

Jessie Thielen, Barry Swenson Builders (BSB) Senior Development Manager, (Presentation Filed) presented the Granada Theatre case study contents.

Steve Andrews, BSB Vice President of Construction Department, provided a summary of deficiencies for the structural aspects of the building, electrical and plumbing of the building.

In response to Chair Tate concerning the cost breakdown, Ms. Thielen shared that costs are broken down on last page of PowerPoint.

Ms. Thielen spoke of parking and density for Site A in conjunction with parking for the Granada, and reviewed Site A as a Live Theatre Market Place and shared the conclusions that saving the Granada

would require additional funding from a private source or the Agency, and review of space and parking needs.

Assistant to the City Manager Heindel reiterated the conclusions for the project including saving the Granada that would affect parking, and commercial and residential accommodations.

In response to Agency Member Lee concerning the Granada floor plan design, Ms. Thielen shared through review of the site, the stage would require additional space, review of the presented plans and potential design to meet the Americans with Disabilities Act (ADA) requirements and audience and stage needs.

In response to Agency Member Lee concerning renovations and BSB's willingness to renovate, Ms. Thielen shared that other renovations have been done and in conjunction with other partners and that BSB is willing to do the renovations although not as the at-risk participant because it does not support the business plan.

In response to Agency Member Lee concerning grandfathering construction methods for the Granada Ms. Thielen shared that it would be possible to make temporary changes without completing structural and ADA compliance needs.

In response to Agency Member Lee concerning status of the ENA interviews, Assistant to the City Manager Heindel shared that direction has been to obtain an operator for the Granada and moving forward with the ENA and engaging an operator and gain a comfort level for Cinelux to move forward with an interim use of the Granada.

In response to Agency Member Lee concerning Cinelux's hesitation to continue and parking, Assistant to the City Manager Heindel shared that there is no hesitation by Cinelux. He also stated that parking could be an issue although it could be accommodated through changes in scheduling of cinema.

In response to Agency Member Lee concerning bringing people to downtown for cinema, dining, boutiques, and related parking, Assistant to the City Manager Heindel shared that the ideal customer will visit all the locations although most will not make all three stops.

Executive Director Tewes explained that the conclusions do not address how parking would be accommodated, although addressed whether the site would be re-developed. If the site is not redeveloped less parking will be available and if the Granada is saved parking demands will require discussion.

In response to Agency Member Libers concerning a dressing room and \$310,000 allocated for temporary use, Ms. Thielen shared that the space does not currently have dressing rooms and Assistant to the City Manager Heindel shared that the allocated monies were intended to clean the facility, create a handicap accessible bathroom and upgrade acoustics and screens. Assistant to the City Manager Heindel shared that discussions with the Building Department indicated that code would not be met long-term with funding provided.

In response to Agency Member Sellers concerning alternatives, the future footprint in comparison to the existing footprint and the costs per square foot for rehabilitation of the Granada, Mr. Andrews

shared that a footprint had not been prepared and spoke of construction costs, costs for other theatres and that costs and footprint review would require further review.

In response to Agency Member Sellers concerning costs is related to reinforcing the Granada, Mr. Andrews shared that design costs are less efficient and is a separate process.

In response to Agency Member Sellers concerning the Granada closure prior to acquisition by the City, Assistant to the City Manager Heindel shared that the Granada closed in September 2003, was purchased in December 2007 and closed in December 2008.

In response to Agency Member Carr concerning presentations and deficiencies based on team's knowledge of site and utilizing studies prepared by the Agency, Ms. Thielen shared that the analysis prepared by BSB utilized the Agency's report, the MEP study to review mechanical, electrical and plumbing deficiencies and a walk-through of building. Ms. Thielen shared that the cost per foot to save Granada is \$4.40 per foot. Ms. Thielen also shared that based on the construction of the building abatement would likely be required for lead asbestos from building construction.

In response to Agency Member Sellers concerning a new theater versus rehabilitating the existing theatre, Ms. Thielen shared that a new building on same footprint would become an efficiency issue and viability.

In response to Agency Member Carr concerning comparable sites, Ms. Thielen shared that 500 seat theatres are primarily performing arts and not cinemas.

In response to Agency Member Carr concerning viability of a theatre and a cinema, Ms. Thielen shared that should the Granada be saved, a cinema would be constructed on site B based on Agency direction.

In response to Agency Member Carr concerning other alternatives for Site B, Ms. Thielen shared that based on assumptions on prior Agency direction other alternatives have not been considered.

Assistant to the City Manager Heindel shared that cinema in downtown and the location of a cinema, are two separate conversations.

Council Member Carr confirmed that there are two policy directions: to re-establish cinema in downtown and second is the location of a cinema on site B and saving the Granada does not establish cinema.

In response to Chair Tate concerning temporary use of the theatre and whether it is needed, Assistant to the City Manager Heindel shared that Cinelux would require some comfort level and time to reach that point and the term in which it is used.

City Manager Tewes spoke of the interim use, viability of development, interest in developing and interim use of Granada impacts the combined projects; and that temporary occupancy could be granted but permanent occupancy would not.

Chair Tate opened the public comment.

The following speakers spoke on Redevelopment Agency Item 5:

- Pamela Meador presented materials (Materials filed)
- Steven Beard

In response to Agency Member Lee concerning the theatre information provided by Save the Granada and operating under a deficit, Mr. Beard shared that there are theatres operating that are generating revenue.

Public comment continued for Redevelopment Agency Item 5:

- Dana Kellogg
- Glenda Garcia

Mr. Andrews responded to Ms. Garcia's comments concerning fire sprinklers in the theatre.

Hearing no further requests to speak, the public comment was closed.

Agency Member Sellers spoke of past decisions, that the theatre was vacant for several years before it was acquired by the Redevelopment Agency, the viability of rehabilitation costs and the need and desire for a theatre. Agency Member Sellers spoke of including costs with decisions to bring forth a ballot measure and impacts to the Agency and community.

Agency Member Lee spoke of costs for refurbishing or renovating the Granada if there was a private party willing to fund the process, and the financial viability without Agency subsidies. Agency Member Lee spoke about live entertainment and the feasibility of surviving without support.

Agency Member Carr spoke of the original priorities and intent to re-establish cinema in downtown and appreciates live theatre although does not see that as successful and does not meet the priorities. Utilizing both sites as cinema and theatre and having competing interests. Agency Member Carr supports the existing policy.

Agency Member Librers spoke of the Granada's theatre history, and that current policies are best option for the Agency.

Chair Tate supports the comments made and encourages passion and engagement in other parts of the community. Chair Tate also suggested using the box office and murals be relocated to an alternative site and spoke of parking and cost impacts to the area and the risks involved.

Motion not required to maintain existing Agency policies related to the Granada Theatre.

Chair/Mayor Tate called a recess at 8:49 p.m. and reconvened the meeting at 8:58 p.m.

6. **Approve Exclusive Right to Negotiate Agreement with Barry Swenson Builder**

Recommended Action(s):

1. **Approve** the exclusive right to negotiate agreement with Barry Swenson Builder; and
2. **Authorize** the Executive Director to execute all documents and make minor modifications as necessary to consummate this agreement.

Assistant to the City Manager Heindel presented the staff report.

Chair Tate spoke of milestones related to the construction for the project.

In response to Agency Member Lee concerning City Council and community engagement, Assistant to the City Manager Heindel confirmed that community engagement meetings will be held and shared that Council action will be required in the future.

In response to Agency Member Sellers concerning community meetings and outreach, Assistant to the City Manager Heindel confirmed that additional meetings will be provided.

Assistant to the City Manager Heindel provided public outreach dates.

In response to Agency Member Carr concerning the agreement and scope related to parking, Assistant to the City Manager Heindel shared that parking will be provide based on the Downtown Specific Plan.

In response to Agency Member Carr concerning the schedule and milestones and the repercussions of not meeting the timeline, Assistant to the City Manager Heindel deferred to City Manager Tewes who shared that an automatic extension is not guarantee.

In response to Agency Member Carr concerning the project conclusion, Disposition and Development Agreement (DDA) coming to the City Council, Assistant to the City Manager Heindel shared that once approved in March or April the terms of the DDA would be implemented and financing is finalized until the DDA is in place.

In response to Agency Member Carr concerning a construction being included in the DDA, City Manager Tewes provided a definition of the DDA.

Chair Tate opened the public comment, hearing no requests to speak. Public comment was closed.

Action: *On a motion by Agency Member Sellers and seconded by Agency Member Lee **Approving** the exclusive right to negotiate agreement with Barry Swenson Builder; and **Authorizing** the Executive Director to execute all documents and make minor modifications as necessary to consummate this agreement. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

City Council Other Business Item 12 was heard prior to Redevelopment Agency Other Business Item 7.

Agency Member Carr recused himself from the dais due to the proximity of his home to the project.

7. **Additional \$1.6 Million Loan to South County Housing for the Crest Avenue Acquisition and Rehabilitation Project**

Recommended Action(s): **Adopt** a Resolution, which authorizes the Executive Director to do everything necessary and appropriate to negotiate, prepare and execute an amendment to existing loan agreements with South County Housing for the Crest Avenue project for an additional amount not to exceed \$1.6 million, subject to legal counsel review and approval.

Business and Housing Assistance Director Toy presented the staff report.

In response to Agency Member Lee concerning affordable units, Matt Huerta Director South County Housing shared that the acquisition loan for the ten (10) properties are not affordable units; and during the process of applying for tax credits, he learned that alternative funding options were available.

Mr. Huerta shared that acquisition would make the homes more affordable and provide for State financing.

In response to Agency Member Lee concerning current ownership of the properties, Mr. Huerta shared that South County Housing owns the properties.

Chair Tate opened the public comment, hearing no requests to speak, public comment was closed.

City Attorney Wan requested an insertion of language in the Resolution section 2 concerning contingency in securing tax credits as part of the motion.

Action: *On a motion by Agency Member Sellers and seconded by Agency Member Librers **Adopting** Resolution No. MHRA-318 authorizing the Executive Director to do everything necessary and appropriate to negotiate, prepare and execute an amendment to existing loan agreements with South County Housing for the Crest Avenue project for an additional amount not to exceed \$1.6 million, subject to legal counsel review and approval and amending the resolution. The motion passed by the following vote: Ayes: 3; Noes: 1 (Lee); Absent: 1 (Carr Recused).*

Agency Member Carr resumed his seat at the dais.

8. **Agreements to Facilitate the Completion of the Madrone Plaza Affordable Townhome Project**

Recommended Action(s):

1. **Adopt** a Resolution authorizing the Executive Director to do everything necessary and appropriate to execute and implement the following agreements for the Madrone Plaza housing project; a) an agreement for down payment assistance with Wells Fargo Bank and the City to provide \$1.4 million in down payment assistance loans, b) an agreement for down payment assistance loans with South County Community Builders in an amount

- of \$1.4 million, and c) the first amendment to RDLP (Residential Development Loan Program) loan agreement with South County Community Builders; and
2. **Adopt** a Resolution authorizing the City Manager to do everything necessary and appropriate to execute and implement the agreement for down payment assistance with Wells Fargo Bank and the Agency to provide \$1.4 million in down payment assistance loans to Madrone Plaza.

Business and Housing Assistance Director Toy presented the staff report and outlined information for the development layout (Handouts filed).

In response to Council/Agency Member Librers concerning completion of the project, Business and Housing Assistance Director Toy shared the project is due to be completed in December 2011.

In response to Council/Agency Member Lee concerning the interest rate, Business and Housing Assistance Director Toy shared that the interest rate is zero percent.

In response to Council/Agency Member Carr concerning completing the affordable portion of project and moving forward with the market rate project, Andy Lief shared that due to funding, affordable units are completed first and depending on the housing market, market rate units begin construction.

Mayor/Chair Tate opened the public comment, hearing no requests to speak, public comment was closed.

Council/Agency Member Lee is not in support of funding and buyback housing by the Agency.

City Manager/Executive Director Tewes spoke in support of public's interest and terms in this document help support the public's interest for undeveloped market rate lots.

Action: *On a motion by Council/Agency Member Sellers and seconded by Council/Agency Member Carr **Adopting** Resolution No. MHRA-319 authorizing the Executive Director to do everything necessary and appropriate to execute and implement the following agreements for the Madrone Plaza housing project; a) an agreement for down payment assistance with Wells Fargo Bank and the City to provide \$1.4 million in down payment assistance loans, b) an agreement for down payment assistance loans with South County Community Builders in an amount of \$1.4 million, and c) the first amendment to RDLP (Residential Development Loan Program) loan agreement with South County Community Builders; and **Adopting** Resolution No. 6343 authorizing the City Manager to do everything necessary and appropriate to execute and implement the agreement for down payment assistance with Wells Fargo Bank and the Agency to provide \$1.4 million in down payment assistance loans to Madrone Plaza The motion passed by the following vote: Ayes: 4; Noes: 1 (Lee)0; Absent: 0.*

9. National Development Council Agreements for Technical Assistance and Development of a Small Business Loan Program

Recommended Action(s): **Adopt** a Resolution authorizing the Executive Director to execute and implement two agreements with the National Development Council to: 1) underwrite and administer a small business loan program; and 2) provide technical assistance to the Redevelopment Agency, the City of Morgan Hill and potential loan recipients.

Business and Housing Assistance Director Toy presented the staff report and outlined information for the development layout (Handouts filed).

Agency Member Libers concerning notification to the public and how funded, Business and Housing Assistance Director Toy shared that marketing information is provided by South County and the Agency will include information in the newsletter.

Agency Member Lee concerning differences between an SBA loan and a standard bank loan, Chuck Depew, National Development Council representative spoke of maximizing the flexibility and terms for the borrower and the size of a loan is not typically variable.

Business and Housing Assistance Director Toy shared that the program will be available July 1.

City Attorney Wan shared that SBA loans fund working capital for small business, and RDA can only fund commercial rehabilitation of commercial properties and specific percentages are dedicated for each with limitations.

Mayor/Chair Tate opened the public comment, hearing no requests to speak, public comment was closed.

Action: *On a motion by Agency Member Lee and seconded by Agency Member Sellers **Adopting** Resolution No. MHRA-320 authorizing the Executive Director to execute and implement two agreements with the National Development Council to underwrite and administer a small business loan program; and provide technical assistance to the Redevelopment Agency, the City of Morgan Hill and potential loan recipients. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

City Council Action

OTHER BUSINESS:

10. Review of Medical Services Policy and Objectives

Recommended Action(s): Consider updates to Council Policy.

City Manager Tewes presented the staff report.

Mayor Tate opened the public comment.

Joe Meuller spoke in support of changing the policy and shared website information and names and address of participating physicians (website: Morganhillhealth.org and handout filed).

Glenda Garcia supports the changes recommended.

Hearing no further requests to speak, the public comment was closed.

Mayor Tate spoke about full service medical facilities being excessive at this time and the change towards general acute emergency room services meet the long-term objectives of the City.

City Council Member Sellers stated it meets healthcare needs of community agrees with Mayor's suggestions.

Mayor Tate suggested striking "full service and 24-hour" language in objective # 1 as part of Council Member Sellers' motion.

City Council Member Carr supports the modified language being included in the motion and that in the City' next annual report we should update the Council's policy to discuss and reference successes.

Council Member Librers clarified that a request for review of short-term objectives and evaluate which goals have been met, evaluate future goals and commented on annual reporting.

Action: *On a motion by Council Member Sellers and seconded by Council Member Librers **Approving** City Council Policy updates by striking language from the policy by removing "full service and 24-hour service". The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

11. City/School Liaison Committee Report

Recommended Action(s): Approve the City/School Liaison Committee's recommendation that the City and Morgan Hill Unified School District work cooperatively on enhancing campus and community safety.

Mayor Tate presented the staff report.

Council Member Carr spoke of school safety, maintaining communication with the School District, review safety holistically and continue working on other projects with the School District

Council Member Lee commented on housing needs and working more closely with the School District in connection with determining needs.

Council Member Sellers supports coordination with the School District.

Mayor Tate opened the public comment, hearing no requests to speak, public comment was closed.

Action: *On a motion by Council Member Sellers and seconded by Council Member Carr **Approving** the City/School Liaison Committee's recommendation that the City and Morgan Hill Unified School District work cooperatively on enhancing campus and community safety. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

Agenda item 12 was heard prior to after Redevelopment Agency Other Business Item 6.

12. Domestic Violence STOP – Grant Evaluation

Recommended Action(s): Review the report regarding the domestic violence in Morgan Hill and the potential impact of the pending Domestic Violence STOP – Grant on the City's General Fund.

Commander Sampson presented the staff report and corrected the title of the program as "Community Defined Solutions to Violence Grant".

Mayor Tate opened the public comment.

The following speakers spoke on Agenda Item 12.

- Perla Flores provided handout (Handout filed)
- Tamara Chukes
- Erin O'Brien

Hearing no further requests to speak, public comment was closed.

Motion not required.

13. Police Department Outcome Measures

Recommended Action(s): Review and discuss the attached report regarding City Council Public Safety Goals for 2010-11.

City Manager Tewes shared that this is in response to the Annual Retreat and measuring and setting goals for Public Safety Measures.

Chief Cumming presented the staff report.

In response to Mayor Tate concerning domestic violence measures, Chief Cumming shared that positive relationship between the public and Police Department opens communication.

In response to Council Member Sellers concerning objectives and maintaining safety numbers, Chief Cumming shared that collecting data is not the best method, although factoring statistics is valuable in arrests.

In response to Council Member Carr concerning a skilled workforce, Chief Cumming shared that an experienced police workforce and statistics provides for effective recruitment and procedures.

In response to Mayor Tate concerning continued monitoring and keeping issues at the forefront, Chief Cumming shared that reporting is meaningful and will seek future Council direction.

Mayor Tate recommended frequent reporting or workshops.

Mayor Tate opened the public comment.

Joe Meuller spoke about community communication leading to other minor criminal activities and trends.

Hearing no further requests to speak, the public comment was closed.

Motion not required.

14. Voting Delegate to the 2010 League of California Cities Annual Conference

Recommended Action(s):

1. **Appoint** voting delegate and up to two (2) alternate voting delegates to the League of California Cities' Annual Conference ; and
2. **Direct** the City Clerk to Complete the Voting Delegate Form; and
3. **Forward** said form to the League of California Cities.

Mayor Tate presented the staff report.

Mayor Tate opened the public comment, hearing no requests to speak, public comment was closed.

Action: *On a motion by Council Member Sellers and seconded by Council Member Carr **Appointing** voting delegates as Council Member Librers as the primary and Council Member Carr as alternate to the League of California Cities' Annual Conference; **Directing** the City Clerk to Complete the Voting Delegate Form; and **Forwarding** said form to the League of California Cities.. The motion passed by the following vote: Ayes: 5; Noes: 0; Absent: 0.*

FUTURE COUNCIL AGENCY-INITIATED AGENDA ITEMS:

None requested.

Mayor/Chair Tate convened to the Special City Council and the Joint Regular City Council meeting to closed session meeting at 10:37 p.m.

City Council Action

CLOSED SESSION:

City Attorney Wan read the closed session item into the record.

OPPORTUNITY FOR PUBLIC COMMENT

None.

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR:

Authority:	Pursuant to Government Code Section 54957.6
City Negotiators:	City Manager, City Attorney, Assistant to the City Manager

Employee Organization: Morgan Hill Police Officers Association

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Authority: Government Code 54956.8

1. Property: APN 767-08-035, 35 W. Dunne Ave.
Negotiating Party/Property Owner: Hencken Living Trust
2. Property: APN 767-08-036, 45 W. Dunne Ave.
Negotiating Party/Property Owner: Hencken Living Trust
3. Property: APN 767-08-037, 55 W. Dunne Ave.
Negotiating Party/Property Owner: Hencken Living Trust
4. Property: APN 767-08-038, 59 W. Dunne Ave.
Negotiating Party/Property Owner: Hencken Living Trust
5. Property: APN 767-08-039, 65 W. Dunne Ave.
Negotiating Party/Property Owner: Jerome & Christine Tozzi
6. Property: APN 767-08-040, 85 W. Dunne Ave.
Negotiating Party/Property Owner: Ronald & Judith Hoefling
7. Property: APN 767-09-005, 40 W. Dunne Ave.
Negotiating Party/Property Owner: David & Jennifer Chan
8. Property: APN 767-09-002, 120 W. Dunne Ave.
Negotiating Party/Property Owner: John & Regina Morgan
9. Property: APN 767-09-001, 130 W. Dunne Ave.
Negotiating Party/Property Owner: John & Regina Morgan
10. Property: APN 767-11-027, 156 W. Dunne Ave.
Negotiating Party/Property Owner: Sam Verona
11. Property: APN 767-11-026, 160 W. Dunne Ave.
Negotiating Party/Property Owner: Robert & Anne Wilson
12. Property: APN 767-11-024, 170 W. Dunne Ave.
Negotiating Party/Property Owner: Gayle Richter & Gayle Murphy
13. Property: APN 767-12-009, 220 W. Dunne Ave.
Negotiating Party/Property Owner: Duane & Pama Lee Thompson
14. Property: APN 767-12-006, 270 W. Dunne Ave.
Negotiating Party/Property Owner: Francis & Ruth Borello
15. Property: APN 767-03-017, 17090 Peak Ave.
Negotiating Party/Property Owner: Marquis Partnership
16. Property: APN 767-12-003, 380 W. Dunne Ave.
Negotiating Party/Property Owner: Morgan Hill Masonic Temple Assoc.
17. Property: APN 767-03-039
Negotiating Party/Property Owner: Lieu/Ngan Tran Trust

Negotiating Party/City: City Manager, City Attorney, Director of Public Works

Under Negotiation: Price and Terms of Payment

RECONVENE

CLOSED SESSION ANNOUNCEMENT

ADJOURNMENT

Redevelopment Agency Action
CLOSED SESSION:

OPPORTUNITY FOR PUBLIC COMMENT

ADJOURN TO CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Authority:	Pursuant to: Government Code Section 54956.8
Property:	APN 726-14-016; 40 East Second Street, Morgan Hill, CA
Negotiating Parties:	Executive Director, Assistant to City Manager, Agency General Counsel, Ron Escobar
Under Negotiation:	Price and Terms of Payment

RECONVENE

CLOSED SESSION ANNOUNCEMENT

City Attorney Wan reported that no reportable action was taken during closed session.

ADJOURNMENT

Mayor Tate adjourned the special City Council meeting to the joint regular City Council and Redevelopment Agency meeting at 11:12 p.m.

MINUTES PREPARED BY:



TINA McVAY, DEPUTY CITY CLERK

